

Chapter 18.24

A-2 Agricultural Zone

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Section 18.24.010 Objectives--Characteristics.

A. The A-2 agricultural zone has been established for the primary purpose of providing a location where the cultivation of crops and the raising and keeping of livestock and related uses can be carried on and where such uses can be protected and encouraged. While dwellings and certain other uses not related to agriculture are permitted, such development is not encouraged in the A-2 agricultural zone because of the conflict which occurs between farm and non-farm uses. For this reason, owners or developers of land should bear in mind that primacy is given in this zone to agriculture and livestock raising and any development should be undertaken in recognition thereof.

B. The A-2 agriculture zone is characterized by dwellings situated on large lots and tracts of land which are devoted to the growing of crops and the pasturing and care and keeping of animals and fowl. Caretaker or owner occupied dwellings situated on the large lots and tracts of land are also characteristic of this zone. (Ord. 199 §02.0902.01(part), 1973)

Section 18.24.020 Permitted Used

In order to accomplish the objectives and purposes of this title and to stabilize and protect the essential characteristics of the zone, the following regulations shall apply in the A-2 agricultural zone:

- A. Agriculture;
- B. The raising, care and keeping of animals and fowl in unlimited numbers, except for hogs in numbers exceeding twenty-five head;
- C. Barns, corrals, pens, coops and feed storage buildings for the keeping of animals and fowl and the storage of farm products;
- D. One-family dwellings and buildings accessory thereto when located on lots containing at least five acres;
- E. Home occupations subject to Chapter 18.08 of this title;
- F. Vegetable and fruit packing and processing plants, farm machinery storage beds, fur farms, plant nurseries and animal hospitals;
- G. Day care nurseries which have been approved by the State Division of Health and the State Welfare Department; boys' ranches subject to approval of the State Welfare Department;
- H. Rest homes subject to approval of the county health department and the State Welfare Department;
- I. Public parks and playgrounds, hunting and fishing reserves, wildlife sanctuaries and arboretums;
- J. Residential subdivisions in which all lots contain at least 20 acres of land subject to the requirements set forth in Title 17 of this code;
- K. Kennels, riding academies, beehives and fisheries;
- L. Fences, walls and hedges and railroad tracks;

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M. Water reservoirs, ponds, dams, water pumping plants and pipelines, water facilities, public utility buildings and structures (except power plants), flood control structures, transmission lines, substations; also sewage treatment plants subject to review and approval of the State Division of Health;

N. Temporary buildings and yards for the storage of construction materials and equipment incidental and accessory to construction of uses otherwise permitted in the zone. A permit shall be valid for not more than one year and shall not be renewable for more than two successive periods of time at the same location;

O. Schools, churches, monasteries and similar institutions;

P. Cemeteries, public and private, subject to the laws of the state, when approved by the board of adjustment;

Q. Golf courses containing at least ten acres. A golf club house may be Permitted when part of a permitted golf course containing at least forty-five acres of land;

R. Other uses ruled by the board of adjustment to be similar to uses specifically permitted in the zone and which will harmonize with the objectives and characteristics of the A-2 agricultural zone.

S. Nursery schools, family day care, mini-day care, and day care centers if they meet the conditions set forth in Chapter 18.86. (Ord. 2000-01, 2000; Ord. 98-03, 1998; Ord. 94-12, 1994; Ord. 89-10, 1989; Ord. 202 §4, 1974; Ord. 199 §02.0902.01(part), 1973)

(2004-13, Amended, 06/17/2004, Q. dealing with signs was repealed and the R., S., and T. were renumbered; 2000-01, Amended, 01/12/2000)

Section 18.24.030 Area Requirements.

In the A-2 Zone, each dwelling, day care, nursery, rest home shall contain at least 20 acres of land subject to the requirements set forth in Title 17 of this Code. (Ord. 2000-01, 2000; Ord. 98-03, 1998; Ord. 199 §02.0902.03, 1973)

(2000-01, Amended, 01/12/2000)

Section 18.24.040 Width Requirements

In the A-2 Zone, the minimum width of any building site for a dwelling shall be three hundred thirty feet (330'). For uses other than dwellings, there shall be no width requirements. (Ord. 2000-01, 2000; Ord. 98-03, 1998; Ord. 199 §02.0902.04, 1973)

(2000-01, Amended, 01/12/2000)

Section 18.24.050 Setbacks.

The following provisions apply in the A-2 Zone:

A. Front Setback. All buildings and structures shall be set back at least thirty feet from the front lot line.

B. Side Setback. All dwellings shall be set back a minimum of ten feet from each side property line, except on corner lots. The minimum side setback for accessory buildings shall be the same as for main buildings, except that a three-foot side setback shall be required for accessory buildings which are located more than one hundred feet from the front lot line and at least twelve feet in the rear of any dwelling. On corner lots, the side setback from any street shall not be less than thirty feet for both main and accessory buildings;

C. Rear Setback.

1. Interior lots, all dwellings and other main buildings shall be set back from the rear property line a distance of at least thirty feet. Accessory buildings on interior lots shall be set back not less than ten feet from the rear property line, except that no rear setback shall be required for accessory buildings having fire-resistive walls of two hours or more.

2. For corner lots, all dwellings and other main buildings shall be set back from the

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rear property line a distance of at least thirty feet. Accessory buildings on corner lots shall be set back from the rear property line a distance of not less than ten feet. (Ord. 2000-01, 2000; Ord. 98-18, 1998; Ord. 98-03, 1998; Ord. 90-11, 1990; Ord. 90-04, 1990; Ord. 199 §02.0902.05, 1973)
(2000-01, Amended, 01/12/2000; 1998, Amended, 11/05/1998)

Section 18.24.060 Special Provisions.

The following special provisions shall apply in the A-2 zone in order to protect its essential characteristics and to promote the purposes of this title:

A. For the purpose of determining front, side and rear setback requirements, any separate building situated within twelve feet from a dwelling or other main building shall be considered as part of the main building and not as an accessory building. (Ord. 199 §02.0902.06, 1973)